

# GIS REGISTRY INFORMATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                          |                   |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------|-------------------|-------------------------------------|
| <b>SITE NAME:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Kentucky Fried Chicken #1002     |                          | <b>FID #</b>      |                                     |
| <b>BRRTS #:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 03-41-258073                     |                          | (if appropriate): |                                     |
| <b>COMMERCE #</b><br>(if appropriate):                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 53206-2462-03                    |                          |                   |                                     |
| <b>CLOSURE DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No Review Completed Date 9/22/03 |                          |                   |                                     |
| <b>STREET ADDRESS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1903 W Capitol Dr                |                          |                   |                                     |
| <b>CITY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Milwaukee                        |                          |                   |                                     |
| <b>SOURCE PROPERTY GPS COORDINATES</b><br>(meters in WTM91 projection):                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>X =</b>                       | 688087                   | <b>Y =</b>        | 292800                              |
| <b>CONTAMINATED MEDIA:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Groundwater                      | <input type="checkbox"/> | Soil              | <input type="checkbox"/>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                          | Both              | <input type="checkbox"/>            |
| <b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>N</b>                         | <input type="checkbox"/> | <b>No</b>         | <input type="checkbox"/>            |
| • IF YES, STREET ADDRESS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                          |                   |                                     |
| • GPS COORDINATES X = Y =                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                          |                   |                                     |
| (meters in WTM91 projection):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                          |                   |                                     |
| <b>OFF-SOURCE SOIL CONTAMINATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>N</b>                         | <input type="checkbox"/> | <b>No</b>         | <input type="checkbox"/>            |
| >Generic or Site-Specific RCL (SSRCL):                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                          |                   |                                     |
| • IF YES, STREET ADDRESS 1:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                          |                   |                                     |
| • GPS COORDINATES X = Y =                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                          |                   |                                     |
| (meters in WTM91 projection):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                          |                   |                                     |
| <b>CONTAMINATION IN RIGHT OF WAY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Yes</b>                       | <input type="checkbox"/> | <b>No</b>         | <input type="checkbox"/>            |
| <b><u>DOCUMENTS NEEDED</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                          |                   |                                     |
| Closure Letter, and any conditional closure letter issued                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                          |                   | <input checked="" type="checkbox"/> |
| Copy of most recent deed, including legal description, for all affected properties                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                          |                   | <input checked="" type="checkbox"/> |
| Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties                                                                                                                                                                                                                                                                                                                                                                           |                                  |                          |                   | <input checked="" type="checkbox"/> |
| County Parcel ID number, if used for county, for all affected properties                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.                                                                                                                                                    |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.                                                                                                                                                                                                                                      |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>                                                                                                                                                                                                                                                                                                                                                   |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>Geologic cross-sections, if required for SI.</b> (8.5x14" if paper copy)                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>RP certified statement that legal descriptions are complete and accurate</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                          |                   | <input checked="" type="checkbox"/> |
| <b>Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                          |                   | <input checked="" type="checkbox"/> |



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

September 22, 2003

Ms. Linda Treland  
B & G Realty, Inc.  
250 E. Wisconsin Ave., Suite 1750  
Milwaukee, WI 53202-4208

RE: **Final Closure**

**Commerce # 53206-2462-03**      WDNr BRRTS # 03-41-258073  
Kentucky Fried Chicken #1002, 1903 W. Capitol Dr., Milwaukee

Dear Ms. Treland:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Greg Michael', written over a horizontal line.

Greg Michael  
Hydrogeologist  
Site Review Section

cc: Giles Engineering Associates, Inc.  
Case File



# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Madison, WI
- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

July 24, 2003

RECEIVED

JUL 28 2003

ENVIRONMENTAL DIVISION

Mr. Ronald Leonhardt  
City Clerk, City of Milwaukee  
200 E. Wells Street, Room 205  
Milwaukee, WI 53202

RE: **Notice of Residual Petroleum Impacts**  
**Within Public Street or Right-of-Way**  
1903 West Capitol Avenue  
BRRTS No: 03-41-258073  
PECFA No: 53206-2462-03  
Project No. 1E-0007017

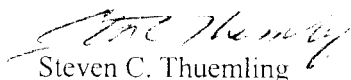
Dear Mr. Leonhardt:


Enclosed please find a copy of the Notice of Residual Petroleum Impacts letter which was submitted to the City of Milwaukee-Department of Public Works. Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the potential presence of petroleum impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

If you have any questions or comments regarding this notification, please feel free to contact us at (262) 544-0118.

Sincerely,

**GILES ENGINEERING ASSOCIATES, INC.**

  
Steven C. Thuemling  
Staff Scientist II

  
Timothy P. Welch, P.G.  
Project Hydrogeologist

Distribution: City Clerk, City of Milwaukee  
Attn: Mr. Ronald Leonhardt (1)  
B & G Realty, Inc.  
Attn: Ms. Linda Treland (1)  
Wisconsin Department of Commerce  
Attn: Ms. Monica Weis (1)

G:/1e0007017-citynot.let1/00env3/SCT

Document Number

Warranty Deed

Document Title

This Warranty Deed is made between B & G Realty, Inc., a Wisconsin corporation, Grantor, and H & K Partners, LLC, a Wisconsin limited liability company, Grantee. Grantor, for good and valuable consideration, conveys to Grantee the real estate in Milwaukee County, Wisconsin, legally described as set forth on Exhibit A, which is attached hereto and incorporated herein by reference.

8078586

REGISTER'S OFFICE  
Milwaukee County, WI

RECORDED AT 1:19 PM

96-06-2001

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 12.00

REEL 5088 IMAGE 2699

TRANSFER  
\$ 150.00  
FEE

## Recording Area

Return Recorded Document to:

Robert deJong  
Rose & deJong, SC  
16620 W. Bluemound Road  
Brookfield, WI 53005

Property Address: 1903 West Capitol Drive, Milwaukee, Wisconsin

271-9998-4

Tax Key Number

This is not homestead property.

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded building and use restrictions and covenants, recorded easements for public utilities, matters disclosed by ALTA/ACSM Land Title Survey obtained by Grantee, general taxes and assessments not yet due, and Grantor will warrant and defend title against the lawful claims and demands of all persons claiming under Grantor, but none other.

\*all assessments and taxes for the year 2001 and subsequent years,  
not yet due and payable, Special Improvement Bond No. XKO-05972 and  
monies owed therefor.

Dated this 24<sup>th</sup> day of May, 2001.

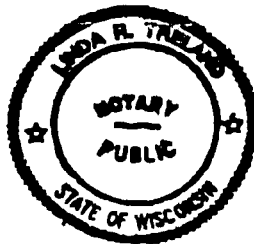
B &amp; G Realty, Inc.

By: Thomas F. Kissinger  
Secretary


## ACKNOWLEDGMENT

State of Wisconsin, )  
 ) ss.  
Milwaukee County. )

Personally came before me this 24<sup>th</sup> day of May, 2001, the  
above named Thomas F. Kissinger, as Secretary of B & G  
Realty, Inc., to me known to be the person who executed the  
foregoing document and acknowledged the same.



This Instrument Drafted by:  
Linda R. Ireland  
B & G Realty, Inc.  
250 East Wisconsin Avenue, Suite 1700  
Milwaukee, Wisconsin 53202

  
Linda R. Ireland  
Notary Public, State of Wisconsin.  
My commission is permanent

000600576

Exhibit A

1903 West Capitol Drive, Milwaukee, Wisconsin

that part of the West one-half (1/2) of the Northeast one-quarter (1/4) of Section Seven (7), in Township seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: commencing at a point in the center of the County Road (now known as Atkinson Avenue) 114.69 feet South 53°49' East of a point in the North line of said Section, 115.75 feet East of the Northwest corner of the West 1/2 of the Northeast 1/4 of Section 7 aforesaid; running thence South 53°49' East along the center of said County Road (now Atkinson Avenue), 121.33 feet to a point; thence North 0°35' West 182.41 feet to a point; thence South 40°36' West, 146.63 feet to the point of commencement.

Excepting therefrom those lands now part of West Capitol Drive; North 19th Street and West Atkinson Avenue.

Tax Key No. 274-9998-4

REEL 5088

IMAGE 2700

**PROPERTY ASSESSMENT RESULTS****TAX ACCOUNT BALANCE****GENERAL INFORMATION**

|                      |                                                         |
|----------------------|---------------------------------------------------------|
| <b>ADDRESS</b>       | 1903 THRU 1903 W CAPITOL DR                             |
| <b>TAXKEY</b>        | 271-9999-000-X                                          |
| <b>OWNER</b>         | HARRIET M RESNICK<br>ATTN THOMAS F KISSINGER            |
| <b>OWNER ADDRESS</b> | 250 E WISCONSIN AV, STE 1100<br>MILWAUKEE, WI 532024220 |

**ASSESSMENT**

|                      |                |             |
|----------------------|----------------|-------------|
|                      | <b>2003</b>    | <b>2002</b> |
| <b>LAND</b>          | \$14,600       | \$14,600    |
| <b>IMPROVEMENTS</b>  | \$90,000       | \$90,000    |
| <b>TOTAL</b>         | \$104,600      | \$104,600   |
| <b>CURRENT CLASS</b> | SPECIAL COMM'L |             |

Assessments reflect the estimated value on January 1st .of the indicated year.

**OTHER PROPERTY INFORMATION**

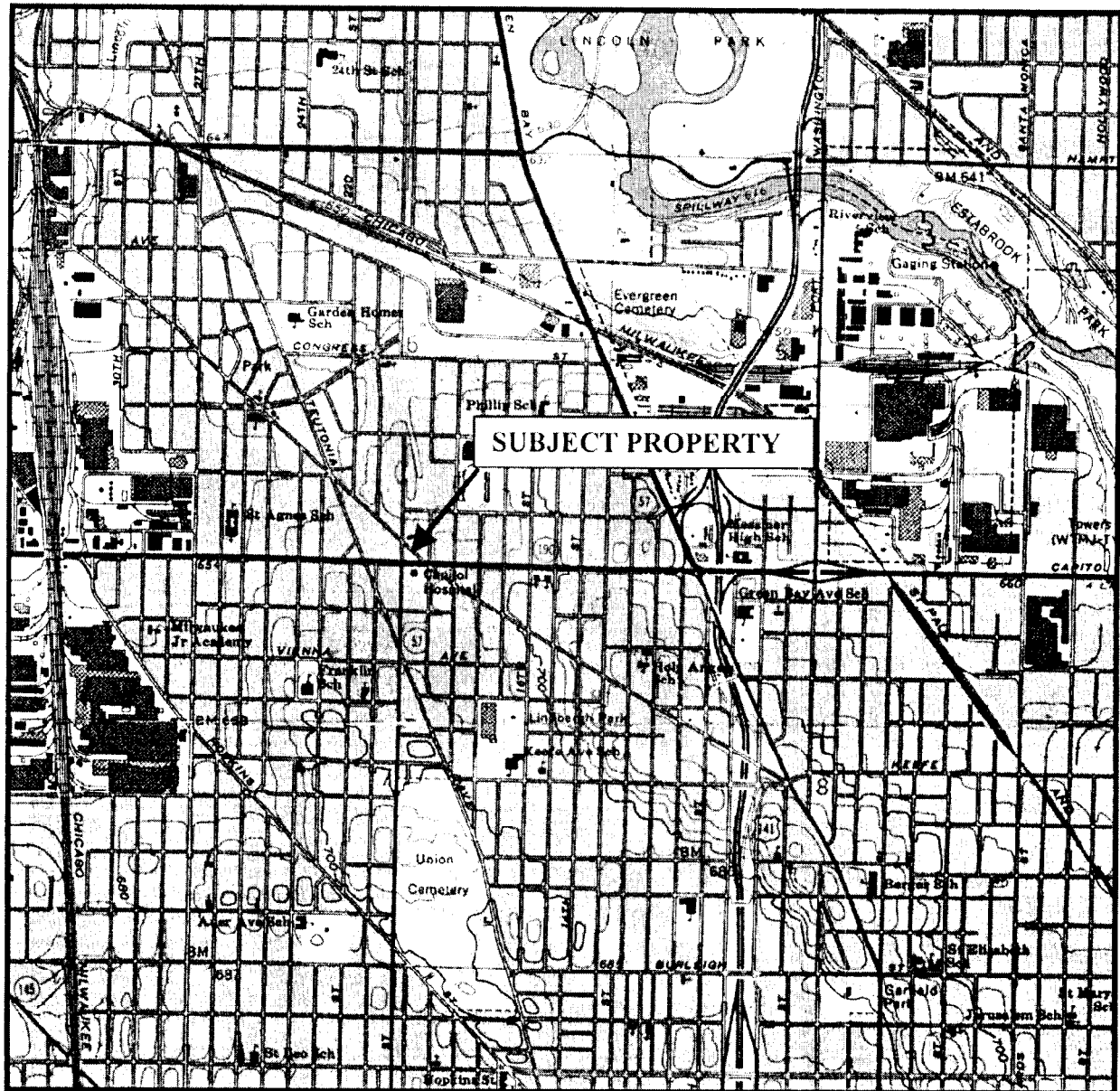
- LAST CONVEYANCE:
  - DATE: 06/71
  - TRANSFER FEE: \$0.00 ([CLICK HERE FOR FEE EXPLANATION](#))
- STORIES: 1.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 1938
- DWELLING UNITS: 0 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- TOTAL SQUARE FEET FLOOR AREA: 1,459
  - FIRST FLOOR AREA:
  - SECOND FLOOR AREA:
  - THIRD FLOOR AREA:
  - FINISHED ATTIC AREA:
  - FINISHED HALF STORY AREA:
  - BASEMENT LIVING AREA:
- ROOM-COUNTS
  - TOTAL ROOMS: 0
  - BEDROOMS: 0
  - BATHS: 0

- HALF BATHS: 0
  - CENTRAL AIR CONDITIONING: NO
  - BASEMENT: NONE
  - FIRE PLACE:
  - GARAGE TYPE: NONE
  - LOT SIZE: 5858
  - PLAT PAGE: 27130
  - ZONING: LB2 ([CLICK HERE FOR ZONING EXPLANATION](#))  
(For zoning information contact Milwaukee Development Center at 286-8211.)
  - ASSESSMENT NEIGHBORHOOD 6440
  - ALDERMANIC DISTRICT: 1
  - CENSUS TRACT: 46
  - LEGAL DESCRIPTION:  
LEGALS LANDS IN NE 1/4 SEC 7-7-22  
DESCRIPTION COM 664.71' E & 74.99' S OF NW COR SD 1/4 SEC-TH SWLY 15.82'  
TO BEG OF LANDS TO BE DESC-TH SWLY 100.42'-TH NWLY 89.92'-TH  
NELY 30.20'-TH E 118.72' TO BEG  
COMMENT BID #29
- 
- 

*For more information contact the Assessor's office at 414-286-3651*

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Source: USGS Milwaukee, Wisconsin (1958; revised 1971 and 1976) 7.5-Minute Series (topographic) Quadrangle Map

Scale: 1:24,000

Contour Interval: 10 Feet

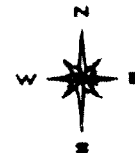


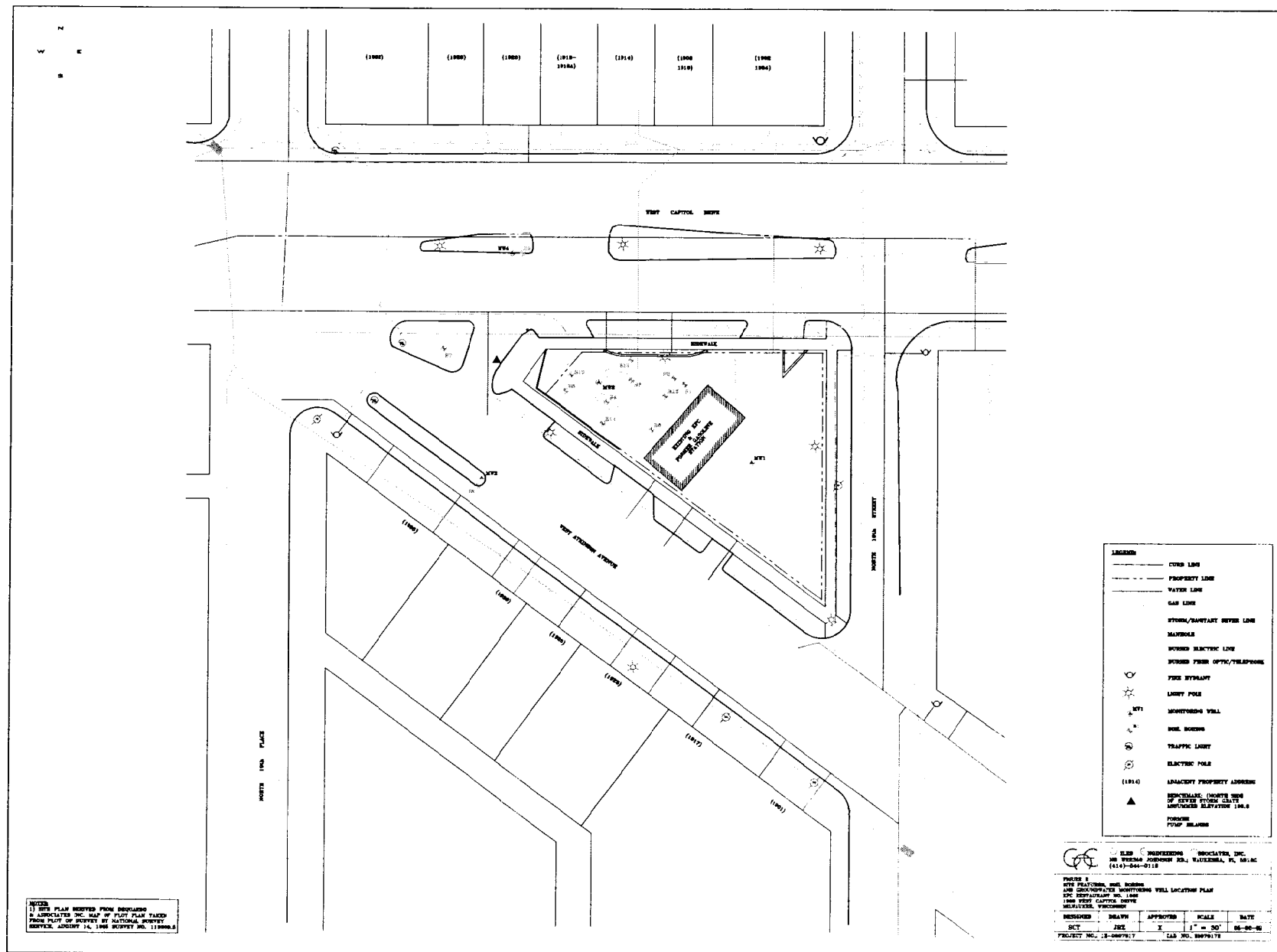
Figure 1  
Subject Property Location

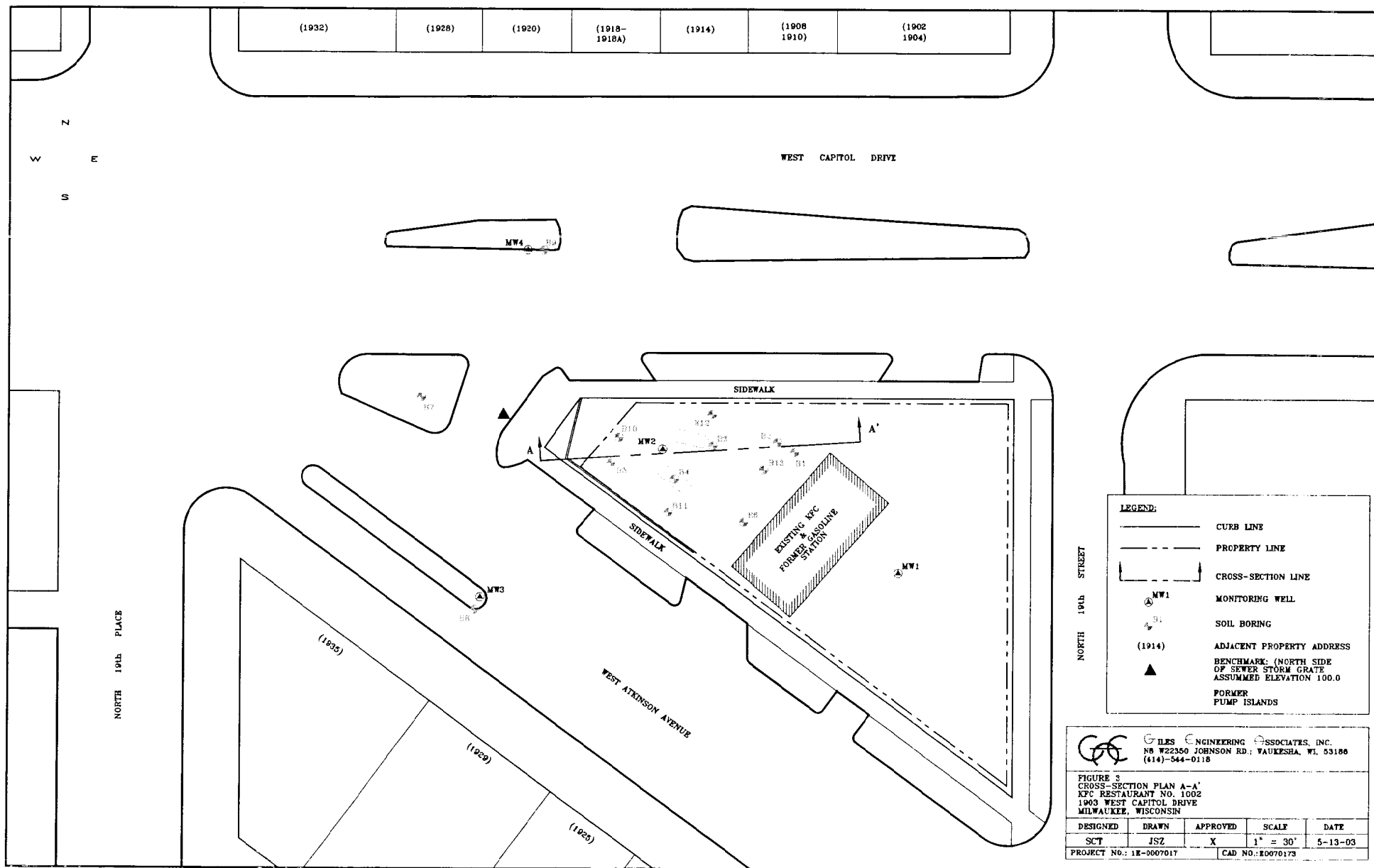
KFC Restaurant No. 1002  
1903 West Capitol Drive  
Milwaukee, Wisconsin  
Project No. 1E-0007017



**GILES**  
ENGINEERING ASSOCIATES, INC.



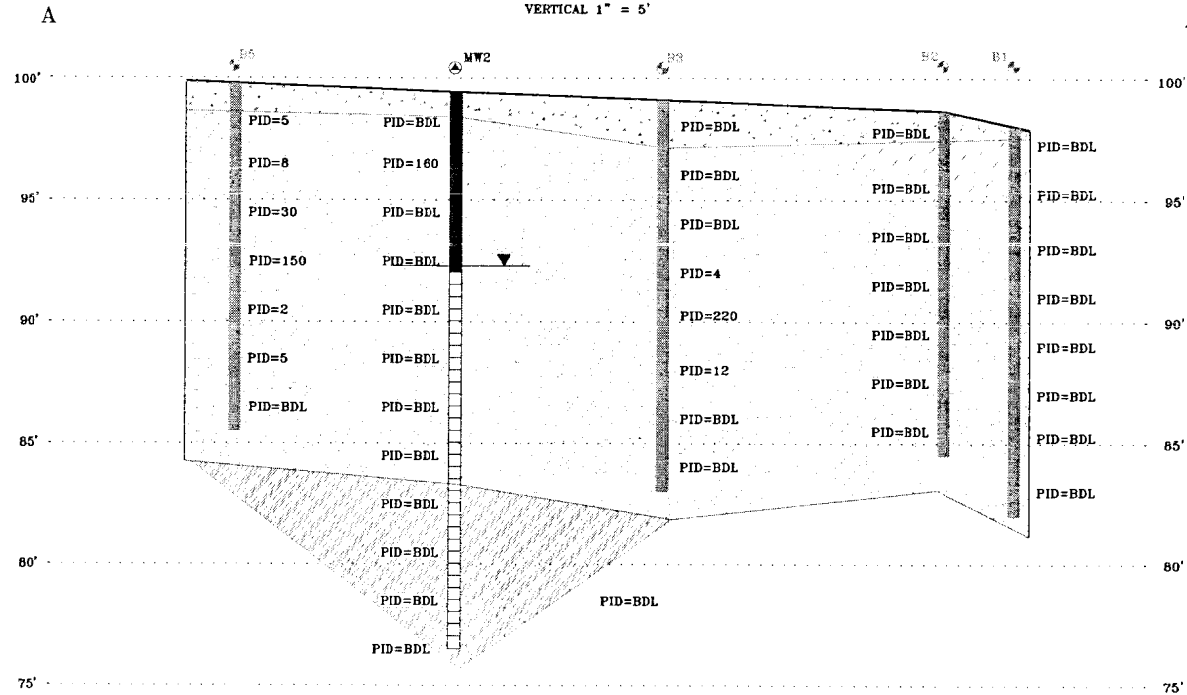




# CROSS SECTION A-A'

SCALE: HORIZONTAL 1" = 10'  
VERTICAL 1" = 5'

ELEVATION (IN FEET REFERENCED TO AN ARBITRARY BENCHMARK)



## SOIL KEY:

- ASPHALTIC GROUND SURFACE
- ASPHALT AND CONCRETE
- SILTY CLAY WITH FILL MATERIAL
- SILTY CLAYS TO CLAYEY SILTS, VARIABLE AMOUNTS OF FINE SAND
- SILTY CLAY, FINE TO COARSE SAND AND FINE GRAVEL

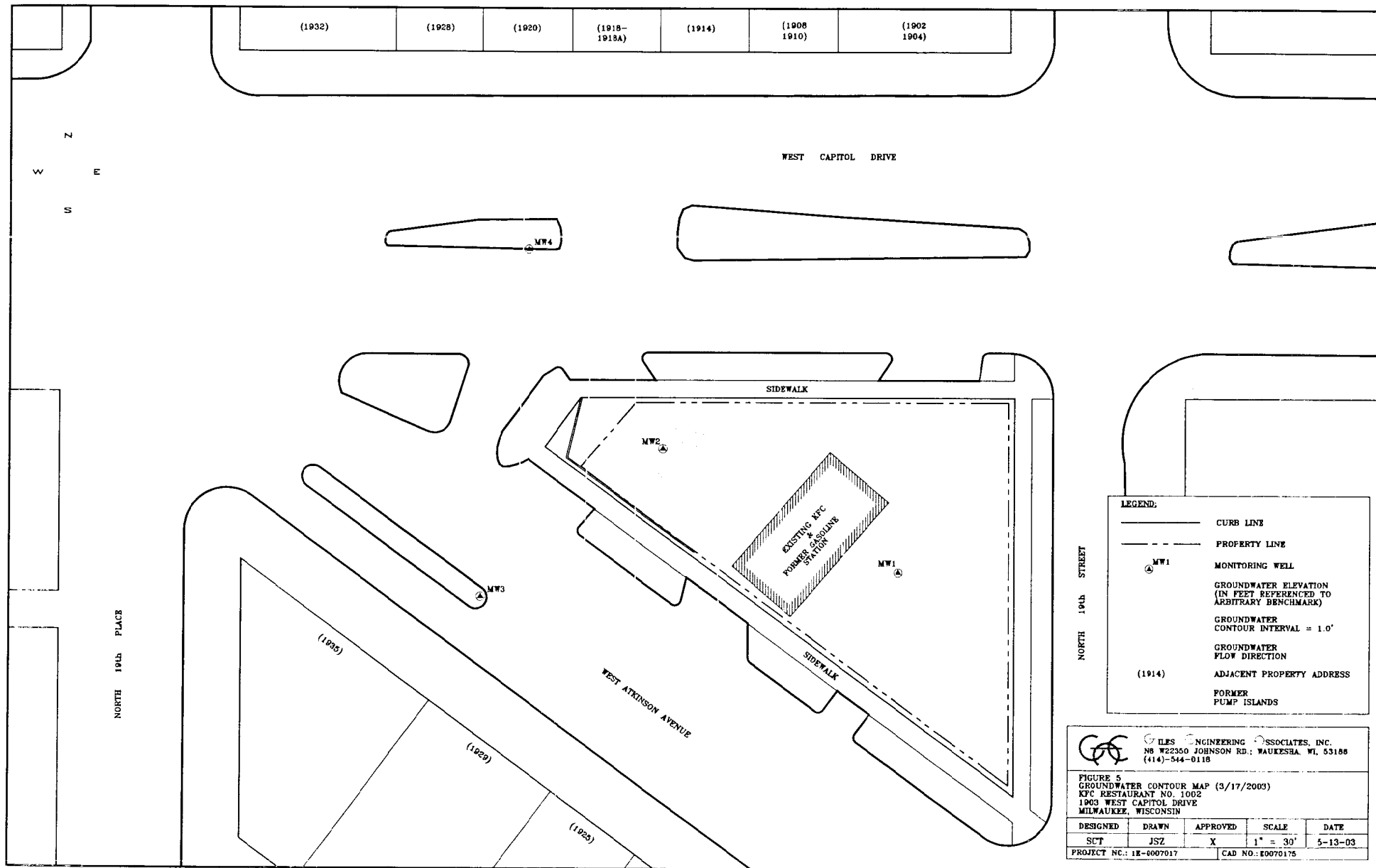
## NOTE:

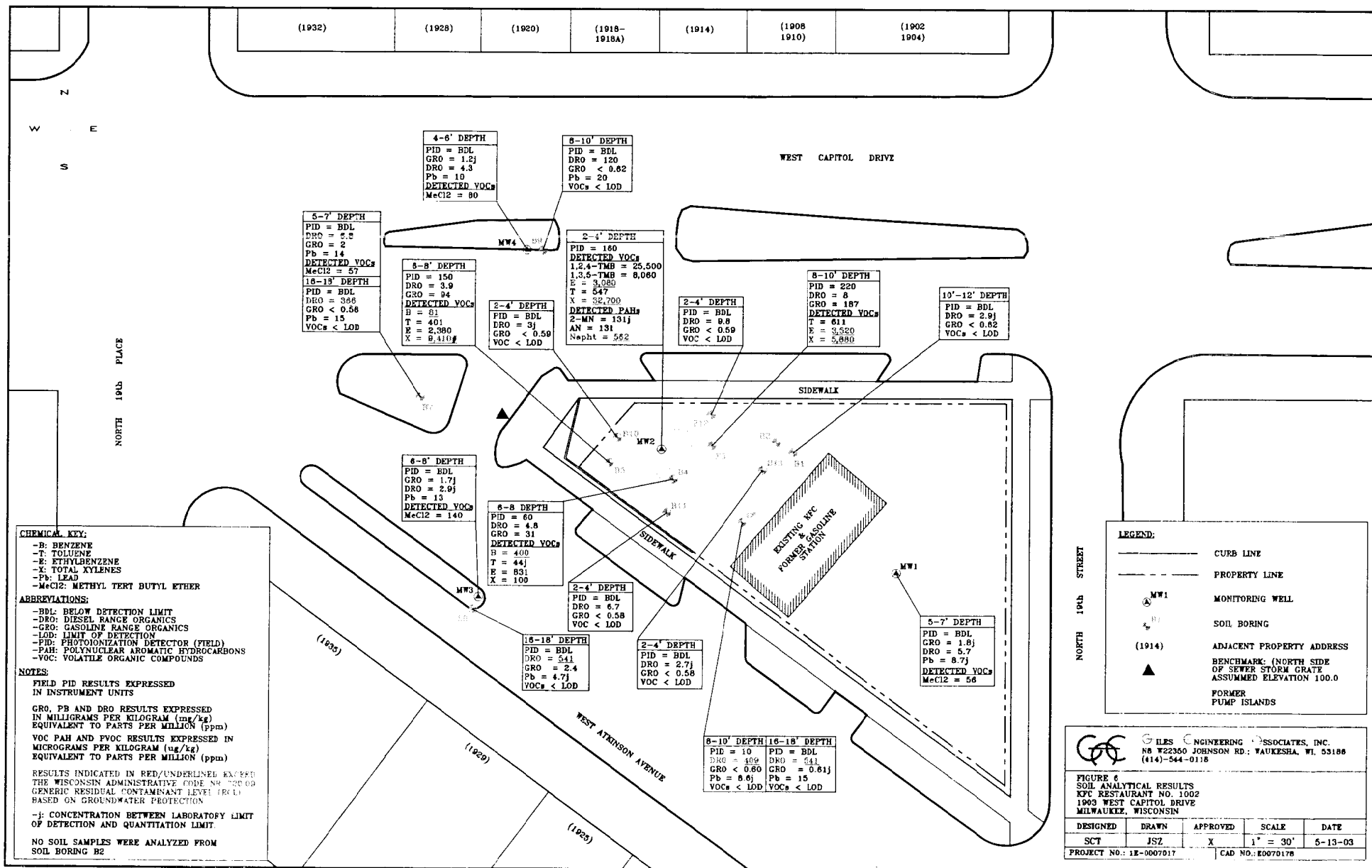
PID: PHOTOIONIZATION DETECTOR  
EXPRESSED IN INSTRUMENT UNITS  
BDL: BELOW DETECTION LEVEL

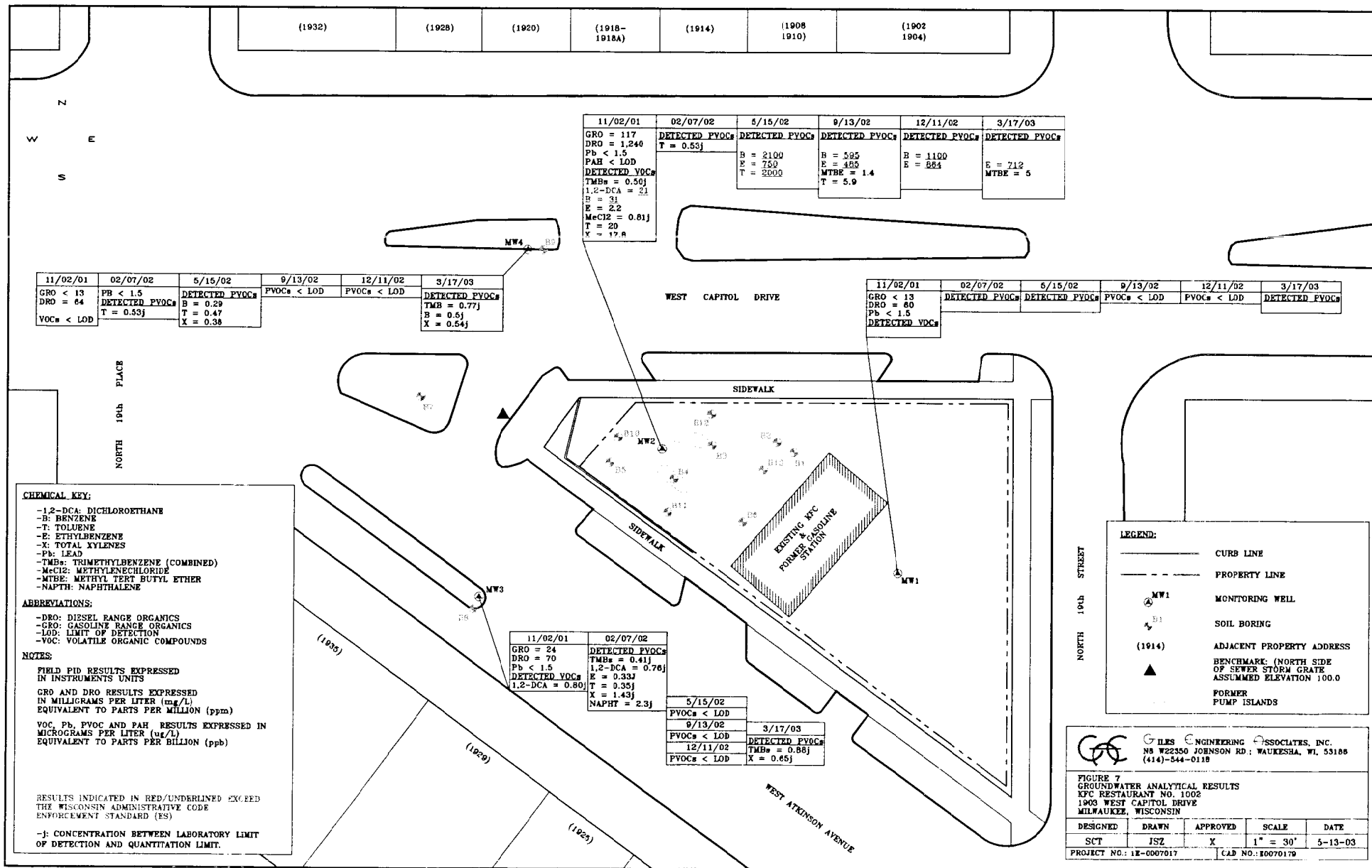
## LEGEND:

- SOIL BORING
- ▲ MW2 MONITORING WELL
- ▼ STATIC WATER LEVEL (12/11/02)
- WELL SCREEN

|                                                                                                              |       |          |                  |
|--------------------------------------------------------------------------------------------------------------|-------|----------|------------------|
| GILES ENGINEERING ASSOCIATES, INC.<br>1800 W2350 JOHNSON RD.; WAUKESHA, WI, 53186<br>(262)-544-0118          |       |          |                  |
| FIGURE 4<br>CROSS SECTION A-A'<br>KFC RESTAURANT NO. 1002<br>1803 WEST CAPITOL DRIVE<br>MILWAUKEE, WISCONSIN |       |          |                  |
| DESIGNED                                                                                                     | DRAWN | APPROVED | SCALE            |
| SCT                                                                                                          | JSZ   | X        | 1" = 10'         |
| PROJECT NO.: 1E-0007017                                                                                      |       |          | DATE             |
|                                                                                                              |       |          | 05/13/03         |
|                                                                                                              |       |          | CAD No. E0070174 |







**TABLE 2**  
**SOIL ANALYTICAL RESULTS**

1903 West Capitol Drive  
Milwaukee, Wisconsin  
Project No. 1E-0007017

| Sampling Location                                                                 | Sample Date | Sample (Feet) | PID (Instrument Units) | GRO (mg/kg) | DRO (mg/kg) | Lead (mg/kg) | Detected VOCs/PVOCs (ug/kg) |           |      |      |       |      |       |       |       | Detected PAHs (ug/kg) |        |       |
|-----------------------------------------------------------------------------------|-------------|---------------|------------------------|-------------|-------------|--------------|-----------------------------|-----------|------|------|-------|------|-------|-------|-------|-----------------------|--------|-------|
|                                                                                   |             |               |                        |             |             |              | 1,2,4-TMB                   | 1,3,5-TMB | B    | E    | MeCl2 | MTBE | Napht | T     | X     | 2-MN                  | AN     | Napht |
| B1                                                                                | 06/12/2000  | 10-12         | BDL                    | <0.62       | 2.9j        | NA           | NA                          | NA        | <20  | <19  | NA    | NA   | NA    | <22   | <63   | NA                    | NA     | NA    |
| B3                                                                                | 06/12/2000  | 8-10          | 220                    | 187         | 8           | NA           | NA                          | NA        | <19  | 3520 | NA    | NA   | NA    | 611   | 5880  | NA                    | NA     | NA    |
| B4                                                                                | 06/12/2000  | 6-8           | 60                     | 31          | 4.8         | NA           | NA                          | NA        | 400  | 831  | NA    | NA   | NA    | 44j   | 100   | NA                    | NA     | NA    |
| B5                                                                                | 06/12/2000  | 6-8           | 150                    | 94          | 3.9         | NA           | NA                          | NA        | 81   | 2380 | NA    | NA   | NA    | 401   | 9410# | NA                    | NA     | NA    |
| B6                                                                                | 08/15/2001  | 8-10          | 10                     | <0.60       | 409         | 8.6j         | <18                         | <21       | <16  | <15  | <18   | <24  | <48   | <18   | <47   | NA                    | NA     | NA    |
|                                                                                   | 08/15/2001  | 16-18         | BDL                    | 0.61j       | 541j        | 15           | <18                         | <20       | <16  | <15  | <18   | <24  | <46   | <18   | <47   | NA                    | NA     | NA    |
| B7                                                                                | 10/11/2001  | 5-7           | BDL                    | 2           | 6.8         | 14           | <25                         | <25       | <25  | <25  | 57    | <25  | <58   | <25   | <52   | NA                    | NA     | NA    |
|                                                                                   | 08/15/2001  | 16-18         | BDL                    | <0.58       | 366         | 15           | <17                         | <20       | <16  | <15  | <18   | <23  | <44   | <17   | <46   | NA                    | NA     | NA    |
| B8                                                                                | 08/15/2001  | 16-18         | BDL                    | 2.4         | 541         | 4.7j         | <17                         | <19       | <15  | <14  | <17   | <22  | <42   | <16   | <44   | NA                    | NA     | NA    |
| B9                                                                                | 08/15/2001  | 8-10          | BDL                    | <0.62       | 120         | 20           | <19                         | <21       | <17  | <16  | <19   | <24  | <46   | <18   | <48   | NA                    | NA     | NA    |
| B10                                                                               | 03/11/2002  | 2-4           | BDL                    | <0.59       | 3j          | NA           | <28                         | <22       | <19  | <18  | NA    | <14  | <56   | <21   | <61   | NA                    | NA     | NA    |
| B11                                                                               | 03/11/2002  | 2-4           | BDL                    | <0.58       | 6.7         | NA           | <27                         | <22       | <19  | <18  | NA    | <14  | <55   | <20   | <59   | NA                    | NA     | NA    |
| B12                                                                               | 03/11/2002  | 2-4           | BDL                    | <0.59       | 9.8         | NA           | <28                         | <22       | <19  | <18  | NA    | <14  | <56   | <21   | <61   | NA                    | NA     | NA    |
| B13                                                                               | 03/11/2002  | 2-4           | BDL                    | <0.58       | 2.7j        | NA           | <27                         | <22       | <19  | <18  | NA    | <12  | <55   | <18   | <59   | NA                    | NA     | NA    |
| MW-1                                                                              | 10/11/2001  | 5-7           | BDL                    | 1.8j        | 5.7         | 8.7j         | <25                         | <25       | <25  | <25  | 56    | <25  | <38   | <25   | <52   | NA                    | NA     | NA    |
| MW-2                                                                              | 10/11/2001  | 2-4           | 160                    | NA          | NA          | NA           | 25500                       | 8060      | <77  | 3080 | NA    | <58  | NA    | 547   | 32700 | 131j                  | 131    | 562   |
| MW-3                                                                              | 10/11/2001  | 6-8           | BDL                    | 1.7j        | 2.9j        | 13           | <25                         | <25       | <25  | <25  | 140   | <25  | <38   | <25   | <52   | NA                    | NA     | NA    |
| MW-4                                                                              | 10/11/2001  | 4-6           | BDL                    | 1.2j        | 4.3         | 10           | <25                         | <25       | <25  | <25  | 80    | <25  | <38   | <25   | <52   | NA                    | NA     | NA    |
| NR 746.06 Table 1 Product Indicator                                               |             |               |                        | NS          | NS          | NS           | 83000                       | 11000     | 8500 | 4600 | NS    | NS   | 2700  | 38000 | 42000 | NS                    | NS     | NS    |
| NR 746.06 Table 2 Direct Contact                                                  |             |               |                        | NS          | NS          | NS           | NS                          | NS        | 1100 | NS   | NS    | NS   | NS    | NS    | NS    | NS                    | NS     | NS    |
| NR Generic RCL 720 Soil Standards                                                 |             |               |                        | 250         | 250         | 50           | NS                          | NS        | 5.5  | 2900 | NS    | NS   | NS    | 1500  | 4100  | NS                    | NS     | NS    |
| NR Generic RCL 720 Interim Soil Standards (Groundwater Pathway)                   |             |               |                        |             |             |              | NS                          | NS        | NS   | NS   | NS    | NS   | NS    | NS    | NS    | 400                   | 38000  | 400   |
| NR Generic RCL 720 Interim Soil Standards (Direct Contact Non-industrial Pathway) |             |               |                        |             |             |              |                             | NS        | NS   | NS   | NS    | NS   | NS    | NS    | NS    | 20000                 | 900000 | 20000 |

**Notes:**

No soil samples were collected from soil boring B2

PID: Photoionization Detector

DRO: Diesel Range Organics

GRO: Gasoline Range Organics

VOC: Volatile Organic Compounds

PVOC: Petroleum Volatile Organic Compounds

BDL: Below Detection Limit

ug/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

mg/kg: Milligrams per kilogram; equivalent to parts per million (ppm)

Results indicated in red/underline exceed the WAC NR 720.09 Generic RCL based on Groundwater Protection

TMB: Trimethylbenzene

B: Benzene

E: Ethylbenzene

MeCl2: Methylenechloride

MTBE: Methyl Tert Butyl Ether

Napht: Naphthalene

T: Toluene

X: Total Xylenes

PAH: Polynuclear aromatic hydrocarbons

2-MN: 2-Methyl naphthalene

AN: Acenaphthene

WDNR: Wisconsin Department of Natural Resources

RCL: Residual contaminant levels

#: Results exceed laboratory calibration curve

j: Concentration between the laboratory limit of detection

NA: Not analyzed

NS: No Standard

\* A split sample submitted to Great Lakes Analytical had a DRO result of 8.8 mg/kg

**TABLE 3**  
**GROUNDWATER TEMPORARY GEOPROBE**  
**WELLS ANALYTICAL RESULTS**

1903 West Capitol Drive  
 Milwaukee, Wisconsin  
 Project No. 1E-0007017

| Analytes                     |                         | NR 140<br>Preventive<br>Action Limit<br>(PAL) | NR 140<br>Enforcement<br>Standard (ES) | SAMPLING LOCATIONS |            |          |          |
|------------------------------|-------------------------|-----------------------------------------------|----------------------------------------|--------------------|------------|----------|----------|
|                              |                         |                                               |                                        | B-1                | B-5        | B-6      | B-7      |
| Date Sampled                 |                         |                                               |                                        | 06/12/00           | 06/12/00   | 08/15/01 | 08/15/01 |
| Detected PVOC/BTEX<br>(ug/l) | Trimethylbenzenes       | 96                                            | 480                                    | NA                 | NA         | <1.25    | <1.25    |
|                              | Benzene                 | 0.5                                           | 5                                      | <0.67              | <u>179</u> | <0.44    | <0.44    |
|                              | Ethylbenzene            | 140                                           | 700                                    | <0.66              | (445)      | <0.57    | <0.57    |
|                              | Toluene                 | 200                                           | 1,000                                  | <0.61              | 149        | <.044    | <.044    |
|                              | Total Xylenes           | 1,000                                         | 10,000                                 | <2.01              | (1583)     | <1.48    | <1.48    |
|                              | Methyl tert-butyl ether | 12                                            | 60                                     | NA                 | NA         | <0.3     | <0.3     |

**NOTES:**

**PVOC:** Petroleum Volatile Organic Compounds

**BTEX:** Benzene, Toluene, Ethylbenzene and Total Xylenes

**NR:** Wisconsin Administrative Code Natural Resources Chapter

**NS:** No Standard

**NA:** Not Analyzed

**ug/L:** Micrograms per liter; equivalent to parts per billion (ppb)

Results in red/underline exceed the NR 140 Enforcement Standard (ES)

Results in blue/paranthesis exceed the NR 140 preventive action limit (PAL)



**Table 4**  
**Groundwater Analytical Results**

1903 West Capitol Drive  
Milwaukee, Wisconsin  
Project No. 1E-0007017

| Date       | GRO<br>(ug/l)                   | DRO<br>(ug/l) | Pb (ug/l) | PAH<br>(ug/l) | Detected VOCs/PVOCs (ug/L) |         |         |       |         |       |        |         |         | Depth to<br>Water (feet) | Water<br>Elevation<br>(feet)* |                                |  |
|------------|---------------------------------|---------------|-----------|---------------|----------------------------|---------|---------|-------|---------|-------|--------|---------|---------|--------------------------|-------------------------------|--------------------------------|--|
|            |                                 |               |           |               | TMB                        | 1,2-DCA | Benzene | E     | MeCL2   | MTBE  | Naphth | Toluene | Xylenes |                          |                               |                                |  |
| MW-1       | Top of Well Screen: 96.14 feet* |               |           |               |                            |         |         |       |         |       |        |         |         |                          |                               | Length of Well Screen: 15 feet |  |
| 11/2/2001  | <13                             | 60            | <1.5      | NA            | <0.64                      | <0.35   | <0.27   | <0.25 | <0.30   | (12)  | <0.75  | <0.29   | <0.78   | 6.55                     | 97.29                         |                                |  |
| 2/7/2002   | NA                              | NA            | NA        | NA            | <0.64                      | <0.35   | <0.27   | <0.25 | NA      | (15)  | <0.75  | <0.29   | <0.78   | 4.54                     | 99.3                          |                                |  |
| 5/15/2002  | NA                              | NA            | NA        | NA            | <0.51                      | NA      | <0.13   | <0.22 | NA      | (16)  | NA     | <0.20   | <0.23   | 3.75                     | 100.09                        |                                |  |
| 9/13/2002  | NA                              | NA            | NA        | NA            | <1.25                      | NA      | <0.44   | <0.57 | NA      | <0.30 | NA     | <0.44   | <1.48   | 4.71                     | 99.13                         |                                |  |
| 12/11/2002 | NA                              | NA            | NA        | NA            | <1.25                      | NA      | <0.44   | <0.57 | NA      | <0.30 | NA     | <0.44   | <1.48   | 5.01                     | 98.83                         |                                |  |
| 3/17/2003  | NA                              | NA            | NA        | NA            | <1.25                      | NA      | <0.44   | <0.57 | NA      | (15)  | NA     | <0.44   | <1.48   | 5.88                     | 97.96                         |                                |  |
| MW-2       | Top of Well Screen: 94.36 feet* |               |           |               |                            |         |         |       |         |       |        |         |         |                          |                               | Length of Well Screen: 15 feet |  |
| 11/2/2001  | 117                             | 1240          | <1.5      | <LOD          | 0.50j                      | 21      | 31      | 2.2   | (0.81j) | <0.39 | <0.75  | 20      | 17.8    | 6.39                     | 95.65                         |                                |  |
| 2/7/2002   | NA                              | NA            | NA        | NA            | <0.64                      | <0.35   | <0.27   | <0.25 | NA      | <0.39 | <0.75  | 0.53j   | <0.78   | 6.02                     | 96.02                         |                                |  |
| 5/15/2002  | NA                              | NA            | NA        | NA            | (318)                      | NA      | 2100    | 750   | NA      | <32   | NA     | 2000    | (3100)  | 4.36                     | 97.68                         |                                |  |
| 9/13/2002  | NA                              | NA            | NA        | NA            | (199)                      | NA      | 595     | 485   | NA      | 1.4   | NA     | 5.9     | (1421)  | 6.41                     | 95.63                         |                                |  |
| 12/11/2002 | NA                              | NA            | NA        | NA            | (477)                      | NA      | 1100    | 864   | NA      | <3.0  | NA     | (1060)  | (4650)  | 6.94                     | 95.1                          |                                |  |
| 3/17/2003  | NA                              | NA            | NA        | NA            | (434)                      | NA      | (2.3)   | 712   | NA      | 5     | NA     | (922)   | (2417)  | 6.59                     | 95.45                         |                                |  |
| MW-3       | Top of Well Screen: 93.56 feet* |               |           |               |                            |         |         |       |         |       |        |         |         |                          |                               | Length of Well Screen: 15 feet |  |
| 11/2/2001  | 24                              | 70            | <1.5      | NA            | <0.64                      | 0.80j   | <0.27   | <0.25 | <0.30   | <0.39 | <0.75  | <0.29   | <0.78   | 9.49                     | 92.07                         |                                |  |
| 2/7/2002   | NA                              | NA            | NA        | NA            | 0.41j                      | 0.76j   | <0.27   | 0.33j | NA      | <0.39 | 2.3    | 0.35j   | 1.43j   | 9.82                     | 91.74                         |                                |  |
| 5/15/2002  | NA                              | NA            | NA        | NA            | <0.51                      | NA      | <0.13   | <0.22 | NA      | <0.16 | NA     | <0.20   | <0.23   | 9.55                     | 92.01                         |                                |  |
| 9/13/2002  | NA                              | NA            | NA        | NA            | <1.25                      | NA      | <0.44   | <0.57 | NA      | <0.30 | NA     | <0.44   | <1.48   | 9.28                     | 92.28                         |                                |  |
| 12/11/2002 | NA                              | NA            | NA        | NA            | <1.25                      | NA      | <0.44   | <0.57 | NA      | <0.30 | NA     | <0.44   | <1.48   | 9.61                     | 91.95                         |                                |  |
| 3/17/2003  | NA                              | NA            | NA        | NA            | 0.88j                      | NA      | <0.44   | <0.57 | NA      | <0.30 | NA     | <0.44   | .65j    | 10.01                    | 91.55                         |                                |  |
| MW-4       | Top of Well Screen: 93.3 feet*  |               |           |               |                            |         |         |       |         |       |        |         |         |                          |                               | Length of Well Screen: 15 feet |  |
| 11/2/2001  | <13                             | 64            | (5.9)     | NA            | <0.64                      | <0.35   | <0.27   | <0.25 | <0.30   | <0.39 | <0.75  | <0.29   | <0.78   | 9.40                     | 91.7                          |                                |  |
| 2/7/2002   | NA                              | NA            | <1.5      | NA            | <0.64                      | <0.35   | <0.27   | <0.25 | NA      | <0.39 | <0.75  | 0.53j   | <0.78   | 9.11                     | 91.99                         |                                |  |
| 5/15/2002  | NA                              | NA            | NA        | NA            | <0.51                      | NA      | 0.29    | <0.22 | NA      | <0.16 | NA     | 0.47    | 0.38    | 8.32                     | 92.78                         |                                |  |
| 9/13/2002  | NA                              | NA            | NA        | NA            | <1.25                      | NA      | <0.44   | <0.57 | NA      | <0.30 | NA     | <0.44   | <1.48   | 8.21                     | 92.89                         |                                |  |
| 12/11/2002 | NA                              | NA            | NA        | NA            | <1.25                      | NA      | <0.44   | <0.57 | NA      | <0.30 | NA     | <0.44   | <1.48   | 9.59                     | 91.51                         |                                |  |
| 3/17/2003  | NA                              | NA            | NA        | NA            | 0.77j                      | NA      | 0.5j    | <0.57 | NA      | <0.30 | NA     | <0.44   | 0.54j   | 9.07                     | 92.03                         |                                |  |
| WDNR PAL   | NS                              | NS            | 1.5       | Varies        | 96                         | 0.5     | 0.5     | 140   | 0.5     | 12    | 8      | 200     | 1000    |                          |                               |                                |  |
| WDNR ES    | NS                              | NS            | 15        | Varies        | 480                        | 5       | 5       | 700   | 5       | 60    | 40     | 1000    | 10000   |                          |                               |                                |  |

**NOTES:**

**GRO:** Gasoline range organics  
**DRO:** Diesel range organics  
**Pb:** Lead  
**PAH:** Polynuclear aromatic hydrocarbon  
**VOCs:** Volatile organical compounds  
**PVOCs:** Petroleum volatile organical compounds  
**TMB:** 1,2,4 & 1,3,5-Trimethylbenzene  
**1,2-DCA:** 1,2-Dichloroethane  
**E:** Ethylbenzene

**MeCL2:** Methylene Chloride  
**MTBE:** Methyl-t-butyl ether  
**Naphth:** Naphthalene  
**NA:** Not Analyzed  
**NS:** No Regulatory Standard Established  
**ug/L:** Micrograms per liter-equivalent to parts per billion (ppb)  
**<LOD:** Less than laboratory limity of detection  
**j:** Concentration detected between the laboratory  
detection limit and the quantitation limit

\*: Elevation is referenced to an arbitray benchmark of  
100.0 feet

**WAC:** Wisconsin Administrative Code  
**PAL:** Preventive Action Limits  
**ES:** Enforcement Standards  
**Results indicated in blue/parenthesis exceed the  
WAC NR 140.10 PAL**  
**Results indicated in red/underline exceed the WAC  
NR 140.10 ES**



# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Madison, WI
- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

July 24, 2003

Mr. Ronald Leonhardt  
City Clerk, City of Milwaukee  
200 E. Wells Street, Room 205  
Milwaukee, WI 53202

RE: **Notice of Residual Petroleum Impacts  
Within Public Street or Right-of-Way**  
1903 West Capitol Avenue  
BRRTS No: 03-41-258073  
PECFA No: 53206-2462-03  
Project No. 1E-0007017

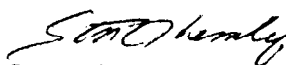
Dear Mr. Leonhardt:

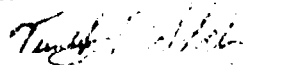
Enclosed please find a copy of the Notice of Residual Petroleum Impacts letter which was submitted to the City of Milwaukee-Department of Public Works. Chapter NR 726.05 (2)(b)(4) of the Wisconsin Administrative Code requires the Municipal Clerk and Municipal Department responsible for maintaining the street or highway be given written notification of the potential presence of petroleum impacts within the right-of-way. The attached letter serves as this notification. Please place a copy of this notification in the appropriate files.

If you have any questions or comments regarding this notification, please feel free to contact us at (262) 544-0118.

Sincerely,

**GILES ENGINEERING ASSOCIATES, INC.**

  
Steven C. Thuemling  
Staff Scientist II

  
Timothy P. Welch, P.G.  
Project Hydrogeologist

Distribution: City Clerk, City of Milwaukee  
Attn: Mr. Ronald Leonhardt (1)  
B & G Realty, Inc.  
Attn: Ms. Linda Treland (1)  
Wisconsin Department of Commerce  
Attn: Ms. Monica Weis (1)

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# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Madison, WI
- Milwaukee, WI
- Orlando, FL
- Washington, D.C.

July 24, 2003

Mr. Jeffrey Polenske  
City Engineer, City of Milwaukee  
Department of Public Works  
Infrastructure Services Division  
841 North Broadway  
Milwaukee, WI 53202

RE: **Notice of Residual Petroleum Impacts  
Within Public Street or Right-of-Way**  
1903 West Capitol Drive  
BRRTS No: 03-41-258073  
PECFA No: 53206-2462-03  
Project No. 1E-0007017

Dear Mr. Polenske:

On behalf of B & G Realty, Inc., Giles Engineering Associates, Inc. (Giles) is notifying the City of Milwaukee Department of Public Works regarding the potential presence of residual petroleum hydrocarbon impacts within soil and groundwater located along the northwest corner of the property lines (adjacent to West Capitol Drive and West Atkinson Avenue) at the above referenced site. Giles has petitioned the Wisconsin Department of Commerce (COMM) for case closure for the site, conditional upon filing of the appropriate GIS registry information and notifying municipal authorities of petroleum impacts potentially extending into public right-of-ways.

Giles is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of soil and groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 and NR 140 standards for soil and groundwater, respectively.

Giles has enclosed Groundwater and Soil Quality Maps showing soil boring and monitoring well locations and historical soil and groundwater quality. Petroleum-impacted groundwater above Wisconsin Administrative Code (WAC), Chapter NR 140 standards is present at the location of Monitoring Well MW2 on the property. Monitoring Well MW2 is located approximately 15 feet from the Capitol Drive right-of-way; therefore the potential exists for the petroleum impacted groundwater to be present within the City of Milwaukee right-of-way. Petroleum impacted soil above WAC NR 720 Soil Standards is also present within the West Capitol Drive and West Atkinson Avenue right-of-way. Giles's investigation, remediation, and monitoring data has confirmed that the dissolved phase groundwater contaminant plume is stable or receding and that natural attenuation will restore the groundwater to NR 140 standards and soil beneath NR 720 standards within a reasonable period of time.

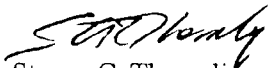


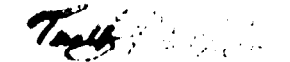
If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above-referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact us at (262) 544-0118.

Sincerely,

**GILES ENGINEERING ASSOCIATES, INC.**

  
Steven C. Thuemling  
Staff Scientist II


  
Timothy P. Welch, P.G.  
Project Hydrogeologist

Enclosure: Groundwater and Soil Quality Maps (2)

Distribution: City Engineer, City of Milwaukee  
Attn: Mr. Jeffrey Polenske (1)  
B & G Realty, Inc.  
Attn: Ms. Linda Treland (1)  
Wisconsin Department of Commerce  
Attn: Ms. Linda Michalets (1)  
City of Milwaukee City Clerk  
Attn: Mr. Ronald Leonhardt (1)

Linda R. Treland, as Senior Counsel for B & G Realty, Inc., states that B & G Realty, Inc. was the fee owner and retained the environmental remediation obligation of, the property which it sold to H & K Partners, LLC which is located at 1903 West Capitol Drive, Milwaukee, Wisconsin and which is legally described in the conveyance to H & K Partners, LLC by Warranty Deed recorded as Document No. 8078586, recorded on June 6, 2001, which completely and accurately describes the complete parcel of the property (BRRTS No. 03-41-258073).

B&G Realty, Inc.

By:   
\_\_\_\_\_  
Linda R. Treland  
Senior Counsel  
Date: June 3, 2003